

0310000000--Cook
Benjamin Moore Paints
11/29/20/4650

EPA Region 5 Records Ctr.



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560401
A0403 -

NFA - HCU
7/8/80

CERCLA Preliminary Assessment Report



**Illinois Environmental
Protection Agency**
P.O. Box 19276,
Springfield, IL 62794-9276

0010-200000--Cook
Benjamin Moore Paints
ILD982074650

Executive Summary

Benjamin Moore Paints was located at 401-23 North Green Street, Chicago, IL, Range 14 East, Township 39 North, Section 8.

A search of Sanborn Fire Insurance maps indicate that this facility operated from approximately 1897 until 1951. Activities at the site included the grinding, mixing, storage and shipping of both paints and varnish.

On May 23, 1989, a Preliminary Assessment Site Reconnaissance Inspection was conducted at the location of the Benjamin Moore Paint Factory. The site is now occupied by an underpass for Interstate 94 (John F. Kennedy Expressway). This underpass is approximately twenty feet below surface level and ten traffic lanes in width. The Interstate cuts a diagonal path through the former location of the Paint Factory and engulfs approximately 95% of the site. The remaining area of the site which was not utilized by the Interstate is located at the northeast edge of the expressway. This property is a concrete paved parking lot.

The closest surface water source is the North Branch of the Chicago River, which is located approximately 1/4 mile to the east of the site. However, the site is completely paved and is in a fully sewered area, so the possibility of surface runoff is non-existent.

Due to the extensive excavation and pavement of the area there appears to be no viable route of exposure to the surrounding population and the possibility of a contaminate seems minimal. Therefore, this site has been assigned a no further action priority.



POTENTIAL HAZARDOUS WASTE SITE
PRELIMINARY ASSESSMENT
PART 1 - SITE INFORMATION AND ASSESSMENT

I. IDENTIFICATION

01 STATE 02 SITE NUMBER
IL 982074650

II. SITE NAME AND LOCATION

01 SITE NAME (Legal, common, or descriptive name of site) Benjamin Moore Paints		02 STREET, ROUTE NO., OR SPECIFIC LOCATION IDENTIFIER 401-23 N. Green Street			
03 CITY Chicago	04 STATE IL	05 ZIP CODE 60622	06 COUNTY Cook	07 COUNTY CODE 031	08 CONG DIST 8
09 COORDINATES LATITUDE 41° 53' 22" 0		LONGITUDE 87° 38' 55" 0			
10 DIRECTIONS TO SITE (Starting from nearest public road)					

III. RESPONSIBLE PARTIES

01 OWNER (if known) Illinois Department of Transportation		02 STREET (Business, mailing, residential) 2300 S. Dirksen Pkwy			
03 CITY Springfield	04 STATE IL	05 ZIP CODE 62707	06 TELEPHONE NUMBER (217) 782-7820		
07 OPERATOR (if known and different from owner) Same		08 STREET (Business, mailing, residential) Same			
09 CITY Same	10 STATE IL	11 ZIP CODE Same	12 TELEPHONE NUMBER () Same		
13 TYPE OF OWNERSHIP (Check one) <input type="checkbox"/> A. PRIVATE <input type="checkbox"/> B. FEDERAL: _____ (Agency name) <input checked="" type="checkbox"/> C. STATE <input type="checkbox"/> D. COUNTY <input type="checkbox"/> E. MUNICIPAL <input type="checkbox"/> F. OTHER: _____ (Specify) <input type="checkbox"/> G. UNKNOWN					
14 OWNER/OPERATOR NOTIFICATION ON FILE (Check all that apply) <input type="checkbox"/> A. RCRA 3001 DATE RECEIVED: _____/_____/_____ <input type="checkbox"/> B. UNCONTROLLED WASTE SITE (RCRA 103) DATE RECEIVED: _____/_____/_____ <input checked="" type="checkbox"/> C. NONE					

IV. CHARACTERIZATION OF POTENTIAL HAZARD

01 ON SITE INSPECTION <input checked="" type="checkbox"/> YES DATE 5/23/89 <input type="checkbox"/> NO		BY (Check all that apply) <input type="checkbox"/> A. EPA <input type="checkbox"/> B. EPA CONTRACTOR <input checked="" type="checkbox"/> C. STATE <input type="checkbox"/> D. OTHER CONTRACTOR <input type="checkbox"/> E. LOCAL HEALTH OFFICIAL <input type="checkbox"/> F. OTHER: _____ (Specify) CONTRACTOR NAME(S): _____			
02 SITE STATUS (Check one) <input type="checkbox"/> A. ACTIVE <input checked="" type="checkbox"/> B. INACTIVE <input type="checkbox"/> C. UNKNOWN		03 YEARS OF OPERATION operated early 1800s to early 1900s BEGINNING YEAR _____ ENDING YEAR _____ <input checked="" type="checkbox"/> UNKNOWN			
04 DESCRIPTION OF SUBSTANCES POSSIBLY PRESENT, KNOWN, OR ALLEGED No evidence of hazardous substances on-site					
05 DESCRIPTION OF POTENTIAL HAZARD TO ENVIRONMENT AND/OR POPULATION No evidence of a potential hazard to environment and/or population					

V. PRIORITY ASSESSMENT

01 PRIORITY FOR INSPECTION (Check one. If high or medium is checked, complete Part 2 - Waste Information and Part 3 - Description of Hazardous Conditions and Incidents) <input type="checkbox"/> A. HIGH (inspection required promptly) <input type="checkbox"/> B. MEDIUM (inspection required) <input type="checkbox"/> C. LOW (inspect on time available basis) <input checked="" type="checkbox"/> D. NONE (No further action needed, complete current disposition form)			
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VI. INFORMATION AVAILABLE FROM

01 CONTACT Maurice Workman		02 OF (Agency/Organization) Benjamin Moore Paint Company		03 TELEPHONE NUMBER (312) 343-6000	
04 PERSON RESPONSIBLE FOR ASSESSMENT Gary L. Reside		05 AGENCY IEPA	06 ORGANIZATION Pre-Remedial Programs	07 TELEPHONE NUMBER (217) 782-6760	08 DATE 6/16/89 MONTH DAY YEAR



<p>01 PHYSICAL STATES <i>Check all that apply</i></p> <p>A SOLID B POWDER/FINES C SLUDGE D OTHER _____ <i>(Specify)</i></p> <p>E SLURRY F LIQUID G GAS</p>	<p>02 WASTE QUANTITY AT SITE <i>Measurements of mobile substances that are reportable</i></p> <p>TONS _____ CUBIC YARDS <i>Used known as</i> _____ NO. OF DRUMS _____</p>	<p>03 WASTE CHARACTERISTICS <i>Check all that apply</i></p> <p>A TOXIC B CORROSIVE C RADIOACTIVE D PERSISTENT</p> <p>E SOLUBLE F INFECTIOUS G FLAMMABLE H IGNITABLE</p> <p>I HIGHLY VOLATILE J EXPLOSIVE K REACTIVE L INCOMPATIBLE M NOT APPLICABLE</p>
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CATEGORY	SUBSTANCE NAME	01 GROSS AMOUNT	02 UNIT OF MEASURE	03 COMMENTS
SLU	SLUDGE			
OLW	ONLY WASTE	U	U	UNKNOWN
SOL	SOLVENTS	N	N	
PSD	PESTICIDES	N	N	
OCC	OTHER ORGANIC CHEMICALS	N	N	
IOC	INORGANIC CHEMICALS	O	O	
ACD	ACIDS	N	N	
BAS	BASES	N	N	
MES	HEAVY METALS			

[illegible]

CATEGORY	O1 FEEDSTOCK NAME	O2 CAS NUMBER	CATEGORY	O1 FEEDSTOCK NAME	O2 CAS NUMBER
FDS	Unknown		FDS	Unknown	
FDS			FDS		
FDS			FDS		
FDS			FDS		

IEPA - Land Pollution Control - Division File
 Southern Fire Insurance Maps
 Illinois Department of Business Services
 Illinois State Museum
 Illinois Municipal Directory



POTENTIAL HAZARDOUS WASTE SITE
PRELIMINARY ASSESSMENT

PART 3 - DESCRIPTION OF HAZARDOUS CONDITIONS AND INCIDENTS

I. IDENTIFICATION

01 STATE 02 SITE NUMBER

ILD 982074650

II. HAZARDOUS CONDITIONS AND INCIDENTS

01 ☐ A. GROUNDWATER CONTAMINATION

03 POPULATION POTENTIALLY AFFECTED: _____

02 ☐ OBSERVED (DATE: _____)

04 NARRATIVE DESCRIPTION

POTENTIAL

ALLEGED

No evidence

01 ☐ B. SURFACE WATER CONTAMINATION

03 POPULATION POTENTIALLY AFFECTED: _____

02 ☐ OBSERVED (DATE: _____)

04 NARRATIVE DESCRIPTION

POTENTIAL

ALLEGED

No evidence

01 ☐ C. CONTAMINATION OF AIR

03 POPULATION POTENTIALLY AFFECTED: _____

02 ☐ OBSERVED (DATE: _____)

04 NARRATIVE DESCRIPTION

POTENTIAL

ALLEGED

No evidence

01 ☐ D. FIRE/EXPLOSIVE CONDITIONS

03 POPULATION POTENTIALLY AFFECTED: _____

02 ☐ OBSERVED (DATE: _____)

04 NARRATIVE DESCRIPTION

POTENTIAL

ALLEGED

No evidence

01 ☐ E. DIRECT CONTACT

03 POPULATION POTENTIALLY AFFECTED: _____

02 ☐ OBSERVED (DATE: _____)

04 NARRATIVE DESCRIPTION

POTENTIAL

ALLEGED

No evidence

01 ☐ F. CONTAMINATION OF SOIL

03 AREA POTENTIALLY AFFECTED: _____
(Acres)

02 ☐ OBSERVED (DATE: _____)

04 NARRATIVE DESCRIPTION

POTENTIAL

ALLEGED

Unknown

01 ☐ G. DRINKING WATER CONTAMINATION

03 POPULATION POTENTIALLY AFFECTED: _____

02 ☐ OBSERVED (DATE: _____)

04 NARRATIVE DESCRIPTION

POTENTIAL

ALLEGED

No evidence

01 ☐ H. WORKER EXPOSURE/INJURY

03 WORKERS POTENTIALLY AFFECTED: _____

02 ☐ OBSERVED (DATE: _____)

04 NARRATIVE DESCRIPTION

POTENTIAL

ALLEGED

No evidence

01 ☐ I. POPULATION EXPOSURE/INJURY

03 POPULATION POTENTIALLY AFFECTED: _____

02 ☐ OBSERVED (DATE: _____)

04 NARRATIVE DESCRIPTION

POTENTIAL

ALLEGED

No evidence



POTENTIAL HAZARDOUS WASTE SITE
PRELIMINARY ASSESSMENT
PART 3 - DESCRIPTION OF HAZARDOUS CONDITIONS AND INCIDENTS

I. IDENTIFICATION

01 STATE 02 SITE NUMBER
ILD 982074650

II. HAZARDOUS CONDITIONS AND INCIDENTS (Continue)

01 ☐ J. DAMAGE TO FLORA
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

No evidence

01 ☐ K. DAMAGE TO FAUNA
04 NARRATIVE DESCRIPTION (Include names of species)

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

No evidence

01 ☐ L. CONTAMINATION OF FOOD CHAIN
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

No evidence

01 ☐ M. UNSTABLE CONTAINMENT OF WASTES
(Include report number, location, leaking drums)

03 POPULATION POTENTIALLY AFFECTED _____

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

04 NARRATIVE DESCRIPTION

No evidence

01 ☐ N. DAMAGE TO OFFSITE PROPERTY
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

No evidence

01 ☐ O. CONTAMINATION OF SEWERS, STORM DRAINS, WWTPs
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

No evidence

01 ☐ P. ILLEGAL/UNAUTHORIZED DUMPING
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

No evidence

05 DESCRIPTION OF ANY OTHER KNOWN, POTENTIAL, OR ALLEGED HAZARDS

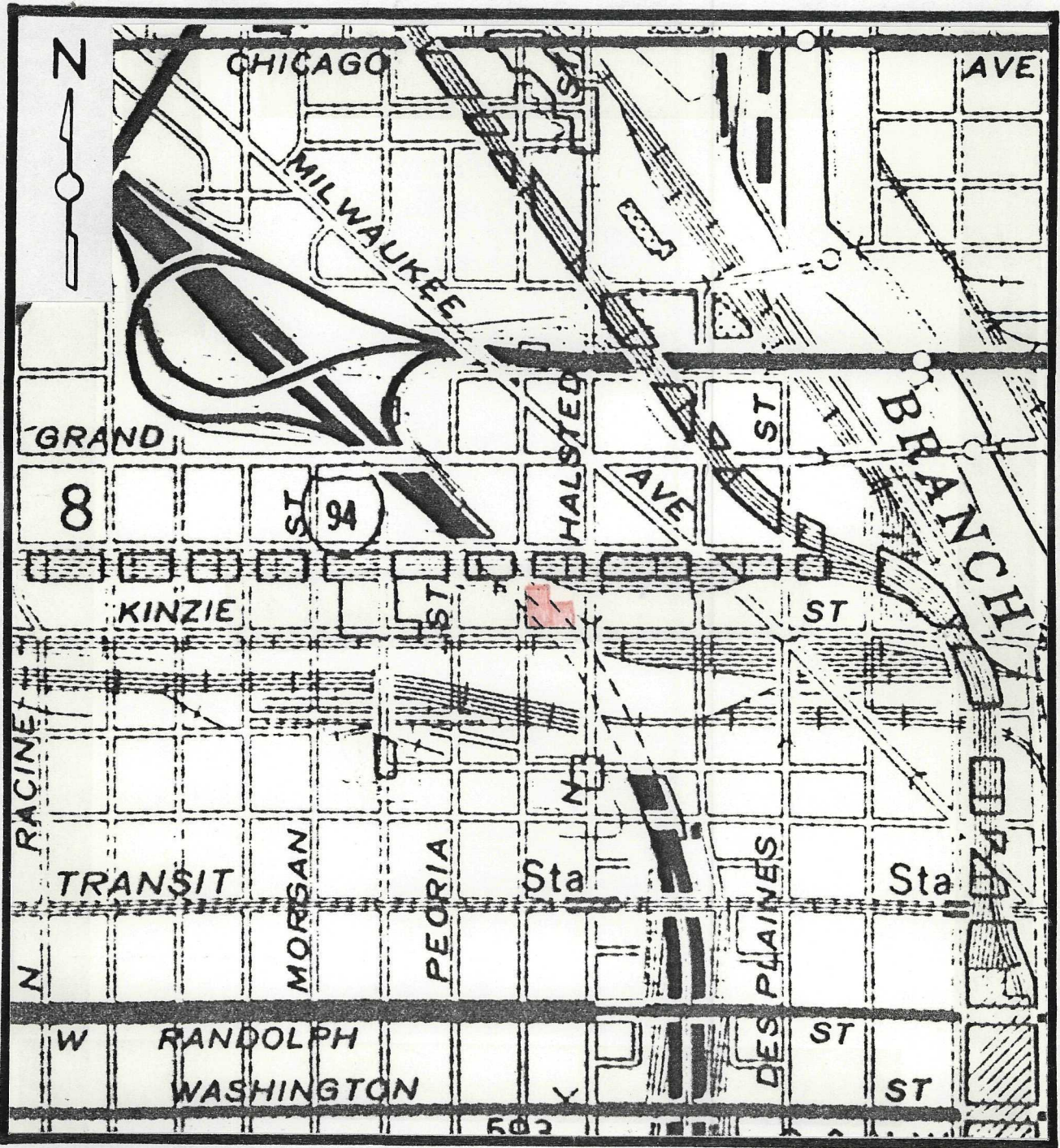
Unknown

III. TOTAL POPULATION POTENTIALLY AFFECTED: 0

IV. COMMENTS

V. SOURCES OF INFORMATION (List specific references, e.g., data files, sample analysis reports)

EPA/Land Pollution Control - Division 910
Southern Fire Insurance Maps
Illinois Dept of Business Services
Illinois State Museum
Illinois Municipal Directory



Source: IEPA, 1989

SITE MAP

SDMS US EPA Region V

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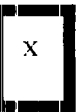
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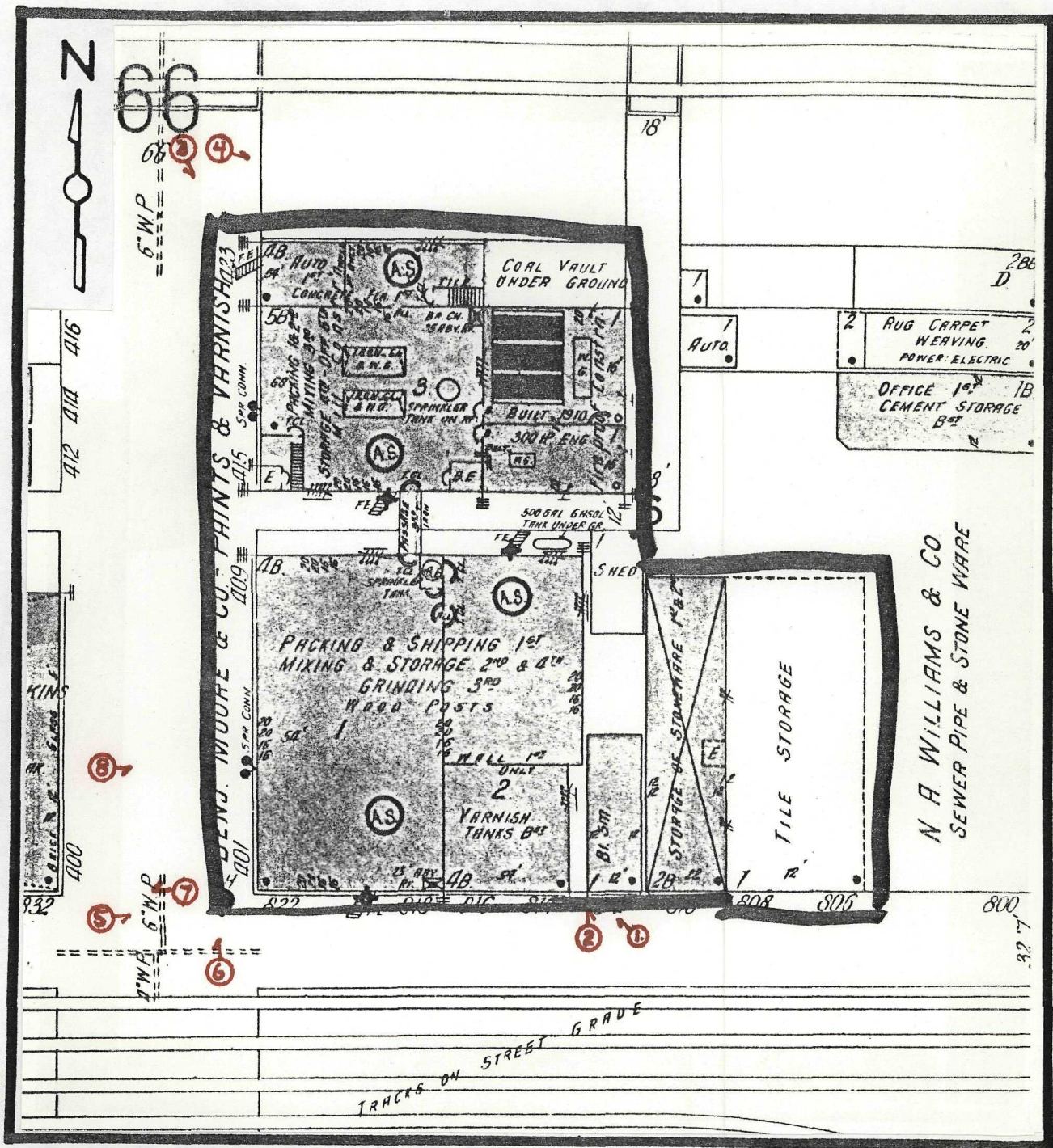
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TOPOGRAPHIC MAP



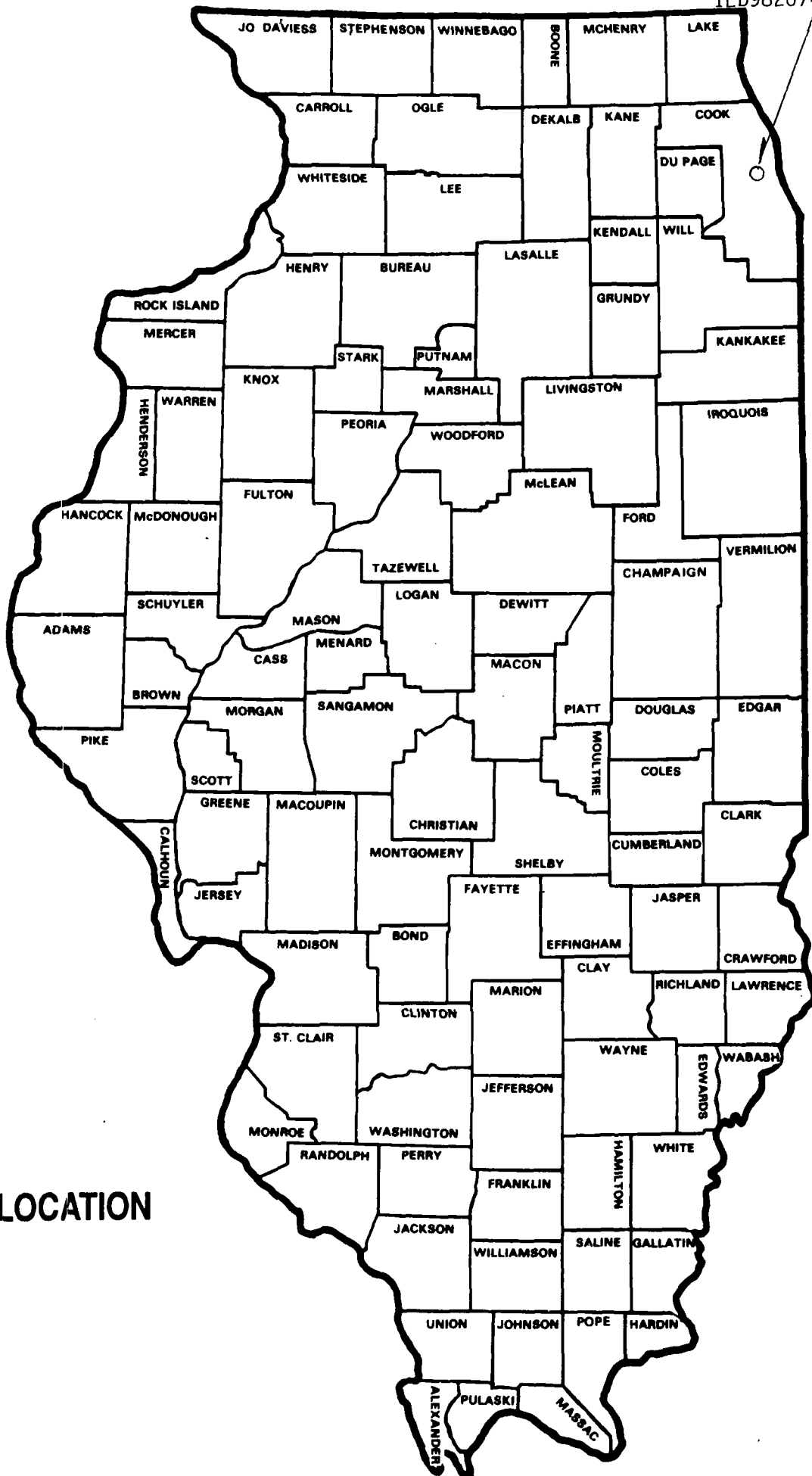
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IEPA:1989

PHOTOGRAPHIC LOCATION MAP



SITE LOCATION

Date: 24 Feb 88

Time: A.M. P.M.

Photograph By:

John Maher

Location: LPC-

Benjamin Moore Paints Co. Cook

401-23 N. Green / Chicago IL

Comments: Photograph taken

toward the West across N.

Green

(7)



Date: 24 Feb 88

Time: A.M. P.M.

Photograph By:

John Maher

Location: LPC-

Benjamin Moore Paints Co. Cook

401-23 N. Green / Chicago IL

Comments: Photograph taken

toward the Northeast on N.

Green looking over the

Kennedy Expressway (90) (8)



Date: 24 Feb 88

Time: 9:00 (A.M.) P.M.

Photograph By:

John Maher

Location: LPC-

Benjamin Moore Paints Co. Cook

401-23 N. Green / Chicago IL

Comments: Photograph taken

toward the east across N.

Green

(5)



Date: 24 Feb 88

Time: 9:00 (A.M.) P.M.

Photograph By:

John Maher

Location: LPC-

Benjamin Moore Paints Co. Cook

401-23 N. Green / Chicago IL

Comments: Photograph taken

toward the North across W.

Kinzie

(6)



DATE: 5-23-89

TIME: 5:30 pm

Photograph by:

Gary L. Reside

Location:

Benjamin Moore Paint

ILD982074650

Comments: Picture taken toward

southeast at corner of

Green and Hubbard.



③

DATE: 5-23-89

TIME: 5:30 pm

Photograph by:

Gary L. Reside

Location: Benjamin Moore Paints

ILD982074650

Comments: Picture taken toward

east at the corner of

Green and Hubbard.



④

DATE: 5-23-89

TIME: 5:30 pm

Photograph by:

Gary L. Reside

Location:

Benjamin Moore Paint

ILD982074650

Comments: Picture taken toward
view of former location of
Benjamin Moore Paint. Photo
taken from Kinzie St, facing
Northwest. ①



DATE: 5-23-89

TIME: 5:30 pm

Photograph by:

Gary L. Reside

Location: Benjamin Moore Paints

ILD982074650

Comments: Picture taken toward
North from Kinzie St,
approximately $\frac{1}{2}$ way between
Green and Halsted.

②

